

SCHOOL BUILDING COMMITTEE

Date: August 3, 2022 6:30PM

Regular Meeting Minutes

Public Online Video Conference (Zoom): Recording

*Minutes are not official until approved at the next regular meeting

Member	Position	Present via Zoom	Absent
Katherine Viveiros	Construction Industry Experience	X	
Phil Stevens	Superintendent of Schools		X
Erika Wiczenski	Board of Selectmen Representative	X	
Mike Makuch	Board of Finance Chairman	X at 6:44pm	
Ann Grosjean	Board of Education Member	X	
Gary Anderson	Member at large	X	
Ralph Tulis	Member at large	X	
Peter Latinsics	Member at large		X
Justin Niderno	Member at large	X	
Briana Ross	Member at large	X	
Christopher Tillona	Member at large	X	

Also present: Scott Pellman, Owner's Project Manager from Colliers and residents

1. CALL TO ORDER

Chairperson Viveiros called the meeting to order at 6:31 PM.

2. PRESENT TO SPEAK

Ralph Tulis, inquired why the meeting with the state was not held in a webinar format since it was held virtual anyways and could it be in the future? As a SBC member he would like to be included in those meetings.

Chairperson Viveiros stated that the meeting notes from that OSCGR virtual meeting will be shared with the Committee members.

3. CHAIRPERSON REPORT

Chairperson Viveiros welcomed a new member to the committee, Christopher Tillona.

C. Tillona explained he works at Hall School as a Special Education teacher. He then gave a brief description of himself and how he became part of this committee.

First Selectman Wiecenski welcomed C. Tillona and explained he could not vote tonight until he is sworn in at the town hall.

4. APPROVAL OF MEETING MINUTES

a. SBC meeting minutes of 7.20.22

Tabled.

5. COMMUNICATIONS

Ralph Tulis email that will be discussed later on the agenda.

6. OLD BUSINESS

a. Community outreach task group

Chairperson Viveiros discussed they had their first meeting and it was very successful.

R. Tulis explained they are still working on the format and content of what will be published.

7. NEW BUSINESS

a. HMS deed- legal option

Chairperson Viveiros reviewed how the state had suggested getting a legal opinion with what the deed means. Specifically that Hall Middle School is owned by the town as long as it's used as a school. She then read her motion that she had sent out to the School Building Committee seeking guidance from Halloran and Sage. This is not a formal motion but something she wanted to discuss with the committee.

Motion by Chairperson Viveiros to proceed with a legal opinion from Halloran and Sage law firm to review and interpret the existing Hall Memorial School deed with the town of Willington to determine a legal opinion of the deed content for the total amount of \$600.

Mike Makuch SECONDED.

G. Anderson inquired in more detail the purpose of this needing to take place and wanting to know if they needed confirmation as to what happens to Hall School if given back to the Hall foundation.

Chairperson Viveiros explained that the state may be concerned with this limitation, as it relates to the funding of a project.

M. Makuch discussed Superintendent Stevens previously shared that the deed was written in 1956 and the state was looking for a legal opinion that was written in modern terms. This way whatever wording was used then what it means today. The state is concerned about whether there would be any risk to them when funding this project.

R. Tulis suggested being more specific with the question to the attorney and the language used throughout this process.

Chairperson Viveiros explained why she felt it was important to leave the question more “high level” so the attorney can really evaluate each paragraph and how they relate to each other, and translate into modern terms.

First Selectman Wiczenski explained she was in agreement with Chairperson Viveiros but also understood what R. Tulis is saying as well. She expressed her faith in Superintendent Steven or whomever is asking these questions to be sure they are being asked correctly. She felt having the motion be less constrictive is the right approach.

R. Tulis stated he never had an issue with the motion, just specifically the questions being asked.

G. Anderson agreed with R. Tulis that he was fine with the motion but he felt they should direct questions specifically to what the committee is really looking for.

A. Grosjean wanted to be sure that the Hall foundation could not withdraw from the deed once the improvements were completed to the school. She explained what she meant by this.

B. Ross inquired if the Hall Foundation would need to have their attorney look at the deed too for another interpretation.

Chairperson Viveiros explained that this may be the case if something needed to be signed or changed. But she was unsure.

First Selectman Wiczenski explained that the deed only reverts back to the foundation only if the town is not using the building as a school. There is more to this that should be asked to the attorney, meaning if the clause changes, but otherwise nothing else really changes.

B. Ross expressed that the committee and the Hall foundation are working together. It's not us against them.

J. Niderno explained how he understood the deed and his concerns with asking the attorney the sticking points the state is asking them.

S. Pellman clarified what the state asked of them. He then used examples to help explain how the ownership and state statute would affect this project in the future. He suggested giving scenarios and asking what the pitfalls could be.

Chairperson Viveiros suggested taking all these questions and bringing them to the attorney for their review and comment.

M. Makuch expressed he agreed with the motion, as did most of the committee, as they discussed but the other questions are important as well and should be addressed.

Vote on motion: All in favor, motion carried unanimously.

8. FUTURE BUSINESS- ITEMS FOR FUTURE AGENDA

Chairperson Viveiros expressed she would have the legal information on the agenda if it was available. Also any information regarding the appraisal will be discussed.

R. Tulis wanted an update on the agreement reached between the SBC and Howard and Sage regarding the previous motion.

B. Ross inquired about the committee asking the finance subcommittee for a report where they stand financially.

First Selectman Wiecenski explained that information was shared at the end of June.

9. PRESENT TO SPEAK

Nicholas Tella, 49 Mirtl Rd, expressed how he agreed with R. Tulis regarding communicating with the lawyers. He also expressed his concern with having people on the board that don't live in Willington as Christopher Tillona does not live in Willington. He then expressed his frustration with having these meetings remote and not offering them to the townspeople that might not have the capabilities to use zoom.

M. Makuch explained why Christopher Tillona is on the committee as a member of the staff of Willington School.

10. ADJOURNMENT

Motion by Chairperson Viveiros to ADJOURN the meeting. Gary Anderson SECONDED the motion.

All in favor, motion carried unanimously.

Meeting adjourned at 7:12pm

Next regular meeting: August 17, 2022

Nicole Fusco

School Building Committee Recording Secretary

RECEIVED
WILLINGTON, CT.

2022 SEP -6 A 10:48


TOWN CLERK